

TEXAS TRANSPORTATION COMMISSION

HARRIS County

MINUTE ORDER

Page 1 of 1

HOUSTON District

In the City of Houston, Harris County, on I-10, the state of Texas acquired certain land for highway purposes by a Deed recorded in Volume 2154, at Page 185, and a Deed - Controlled Access Highway Facility recorded in Volume 5682, at Page 11, of the Deed Records of Harris County, Texas.

In accordance with V.T.C.A., Transportation Code, Chapter 202, Subchapter B, the Texas Transportation Commission (the commission) may recommend the exchange of an interest in real property acquired but not needed for a highway purpose as whole or partial consideration for another interest in real property needed for a state highway purpose.

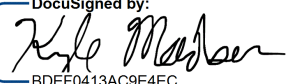
The State of Texas, acting by and through the Texas Department of Transportation, and Silver Eagle Beverages, LLC have entered into an exchange agreement.

In accordance with the executed exchange agreement, certain land needed for a state highway purpose, described in Exhibit A (the parcel), is to be conveyed to the state by Silver Eagle Beverages, LLC, and a certain tract not needed for a state highway purpose, described in Exhibit B (the tract), is to be conveyed to Silver Eagle Beverages, LLC by the state.

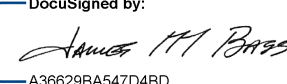
It is the opinion of the commission that it is proper and correct that the state conveys the tract to Silver Eagle Beverages, LLC in exchange for the parcel and the payment of \$66,440.

IT IS THEREFORE ORDERED by the commission that the tract is not needed for a state highway purpose. The commission recommends, subject to approval by the attorney general, that the governor of Texas execute a proper instrument conveying all of the state's right, title, and interest in the tract to Silver Eagle Beverages, LLC in exchange and as consideration for the parcel and the payment of \$66,440; SAVE AND EXCEPT, however, there is excepted and reserved herefrom all of the state's right, title, and interest, if any, in and to all of the oil, gas, sulphur, and other minerals, of every kind and character, in, on, under, and that may be produced from the tract described in Exhibit B.

Submitted and reviewed by:

DocuSigned by:

BDEF0413AC9E4EC...
Director, Right of Way Division

Recommended by:

DocuSigned by:

A36629BA547D4BD...
Executive Director

115801 July 30, 2020

| | |
|--------|--------|
| Minute | Date |
| Number | Passed |

**STATE OF TEXAS
COUNTY OF HARRIS
SURVEY, ABSTRACT No. 642**

BEING: 0.1448 ACRES OF LAND LOCATED IN THE JOHN REINERMAN SURVEY, ABSTRACT NO. 642, HARRIS COUNTY, TEXAS, BEING OUT OF A CALLED 16.81 ACRE TRACT OF LAND, DEEDED TO SILVER EAGLE DISTRIBUTORS, L.P., RECORDED UNDER HARRIS COUNTY CLERK'S FILE NUMBER 20130496720, SAID 0.1448 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING; at a TxDOT monument found at the intersection in the North right-of-way line of Interstate Highway 10 (variable with Right-Of-Way), recorded under Volume 5682, Page 11 of the Harris County Deed Records and the Southwest right-of-way line of Washington Avenue (variable with Right-Of-Way), recorded under Volume 90, Page 588 and Volume 1267, Page 334 of the Harris County Deed Records, marking the most Easterly East corner of said 16.81 acre tract of land and the East corner of the herein describe tract of land;

THENCE North 87°30'00" West, along the North right-of-way line of said Interstate Highway 10 and the South line of said 16.81 acre tract of land, a distance of 139.71 feet to a 1/2 inch iron rod capped (TETRA) set, marking the Southwest corner of the herein described tract of land;

THENCE North 32°45'21" East, departing said Interstate Highway 10, over and across said 16.81 acre tract of land, a distance of 100.93 feet to a 1/2 inch iron rod capped (TETRA) set, marking the most Northerly North corner of the herein described tract of land, in the Southwest right-of-way line of said Washington Avenue;

THENCE South 57°14'39" East, along the Southwest right-of-way line of said Washington Avenue, a distance of 14.18 feet to a TxDOT monument found, marking the most Easterly North corner of the herein described tract of land;

THENCE South 41°14'45" East, along the Southwest right-of-way line of said Washington Avenue, a distance of 110.79 feet to the **POINT OF BEGINNING** of the herein described tract and containing within these calls 0.1448 Acres, or 6,306 Square Feet of land.


PAUL A. COYNE
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6374

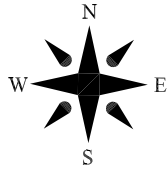


LEGEND:

AE - AERIAL EASEMENT
BL - BUILDING LINE
CI - CURB INLET
CIR - CAPPED IRON ROD
CLF - CHAIN LINK FENCE
FND - FOUND
HCMR - HARRIS COUNTY MAP
RECORDS
HCCF - HARRIS COUNTY CLERKS
FILE
HCDR - HARRIS COUNTY DEED
RECORDS
I.P. - IRON PIPE
I.R. - IRON ROD
MH - MANHOLE
PP - POWER POLE
SAN - SANITARY
STM - STORM
UE - UTILITY EASEMENT
WM - WATER METER
WV - WATER VALVE

HARRIS COUNTY, TEXAS
JOHN REINERMAN SURVEY, ABSTRACT NO. 642

Exhibit A
Page 2 of 2



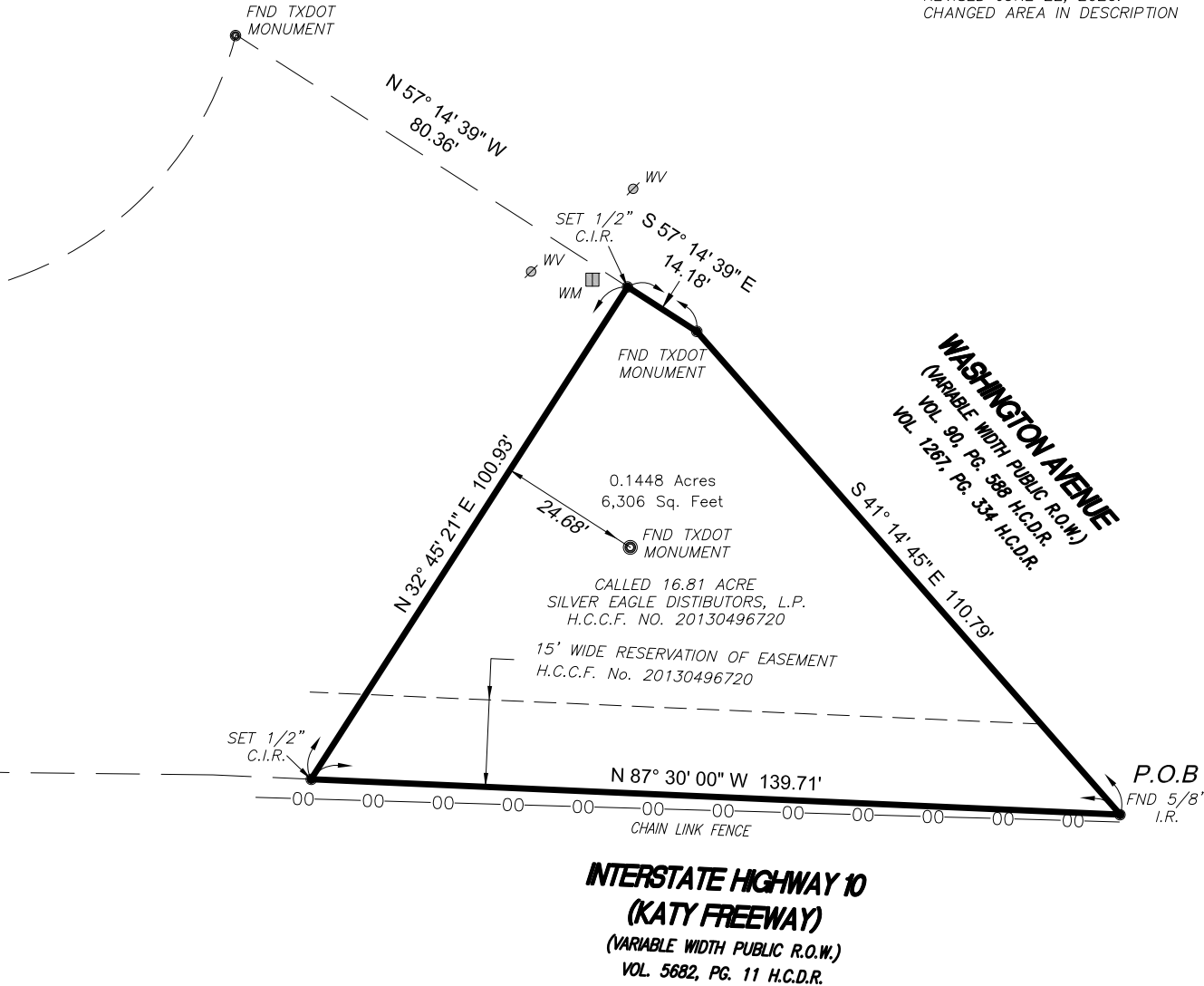
//// ASPHALT LINE
// FENCE LINE
- - - - GRAVEL LINE
- - - - HIGH BANK LINE
- P - POWER LINE

THE CERTIFICATION SHOWN HEREON IS REVOKED AND THIS SURVEY IS NULL AND VOID IF THIS DOCUMENT IS ALTERED IN ANY MANNER, USED OR RELIED UPON BY ANY PERSON OTHER THAN THOSE ADDRESSED HEREON.

NOTE:

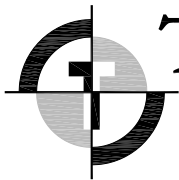
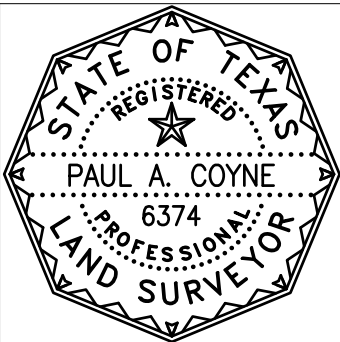
- BEARINGS ON THIS SURVEY ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM (NAD83) SOUTH CENTRAL ZONE NO. 4204.
- THE SURVEYOR HAS NOT ABSTRACTED THE PROPERTY.
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT THEREFORE THERE MAY BE BUILDING LINES, EASEMENTS AND/OR OTHER RESTRICTIONS OF RECORD NOT SHOWN HEREON.

REVISED JUNE 22, 2020.
CHANGED AREA IN DESCRIPTION



THE CERTIFICATION SHOWN HEREON IS REVOKED AND THIS SURVEY IS NULL AND VOID IF THIS DOCUMENT IS ALTERED IN ANY MANNER, USED OR RELIED UPON BY ANY PERSON OTHER THAN THOSE ADDRESSED HEREON.

ACCORDING TO FLOOD INSURANCE RATE MAP 48201C0670M DATED 06-09-14, THIS TRACT HEREBY SURVEYED LIES WITHIN ZONE "X" AND IS NOT IN THE 100 YEAR FLOOD PLAIN. THIS STATEMENT IS BASED ON SCALING THE LOCATION OF SAID SURVEY ON THE ABOVE REFERENCED MAP AND IS FOR FLOOD INSURANCE RATES ONLY AND NOT INTENDED TO IDENTIFY SPECIFIC FLOODING CONDITIONS.



TETRA

2109 Lexington Street
Houston, Texas 77098
(P) 713-462-6100 (F) 713-432-1003
E-Mail: Survey@TSATX.com
www.TSATX.com
License No. 10127500

CLIENT: SILVER EAGLE DISTRIBUTORS, LP

ADDRESS: 7721 WASHINGTON AVENUE
HOUSTON, TX 77007

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION, AND THAT THIS PLOT REPRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY.

SIGNED: *Paul Coyne*
PAUL A. COYNE
REGISTERED PROFESSIONAL LAND SURVEYOR NO 6374

SCALE:

1"=30'

DATE:

01/08/2019

DRAWN:

RO

G.F. NUMBER:

N/A

JOB NO.

19-0191

EFFECTIVE:

SURVEY OF
A 0.1448 ACRE (6,306 SQUARE FEET)
OF LAND LOCATED IN THE JOHN
REINERMAN SURVEY, ABSTRACT NO. 642,
HARRIS COUNTY, TEXAS, BEING OUT OF
A CALLED 16.81 ACRE TRACT OF LAND,
DEEDED TO SILVER EAGLE DISTRIBUTORS,
L.P., RECORDED UNDER HARRIS COUNTY
CLERK'S FILE NUMBER 20130496720.

| | | |
|---------|--------|-------|
| CITY | COUNTY | STATE |
| HOUSTON | HARRIS | TEXAS |

**STATE OF TEXAS
COUNTY OF HARRIS
SURVEY, ABSTRACT No. 642**

Exhibit B
Page 1 of 2

BEING: 0.1586 ACRES OF LAND LOCATED IN THE JOHN REINERMAN SURVEY, ABSTRACT NO. 642, HARRIS COUNTY, TEXAS, BEING A PORTION OF A CALLED 15.000 ACRE TRACT OF LAND CONVEYED TO THE STATE OF TEXAS, RECORDED UNDER VOLUME 2154, PAGE 185 OF THE HARRIS COUNTY DEED RECORDS AND A PORTION OF A CALLED 21.6723 ACRE TRACT OF LAND CONVEYED TO THE STATE OF TEXAS, RECORDED UNDER VOLUME 5682, PAGE 11 OF THE HARRIS COUNTY DEED RECORDS, SAID 0.1586 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

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THENCE North 41°14'45" West, along the Southwest right-of-way line of said Washington Avenue and the Northeast line of said 16.81 acre tract of land, a distance of 110.79 feet to a TxDOT monument found, marking an angle point of said 16.81 acre tract of land;

THENCE North 57°14'39" West, along the Southwest right-of-way line of said Washington Avenue, a distance of 94.54 feet to a TxDOT monument found, marking a curve to the right and the East corner of the herein described tract of land, in the Northeast line of said 16.81 acre tract of land, being the **POINT OF BEGINNING**;

THENCE in a Westerly direction along said curve to the Right, having a Radius of 60.00 feet and a central angle of 167°05'37", an Arc Length of 175 feet, a Chord which bears North 82°22'30" West, a Chord distance of 119.24 feet to a point of tangent of the herein described tract of land, in the Northeast line of said 16.81 acre tract of land;

THENCE North 00°30'47" East, along the Northeast line of said 16.81 acre tract of land, a distance of 18.83 feet to a X cut in concrete found, marking an angle point of the herein described tract of land;

THENCE North 29°12'50" West, along the Northeast line of said 16.81 acre tract of land, a distance of 22.03 feet to a X cut in concrete found, marking the most Westerly West corner of the herein described tract of land, in the Southwest right-of-way line of said Washington Avenue;

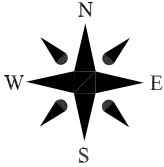
THENCE South 67°17'37" East, along the Southwest right-of-way line of said Washington Avenue, a distance of 139.59 feet to the **POINT OF BEGINNING** of the herein described tract and containing within these calls 0.1586 Acres, or 6,910 Square Feet of land.


PAUL A. COYNE
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6374



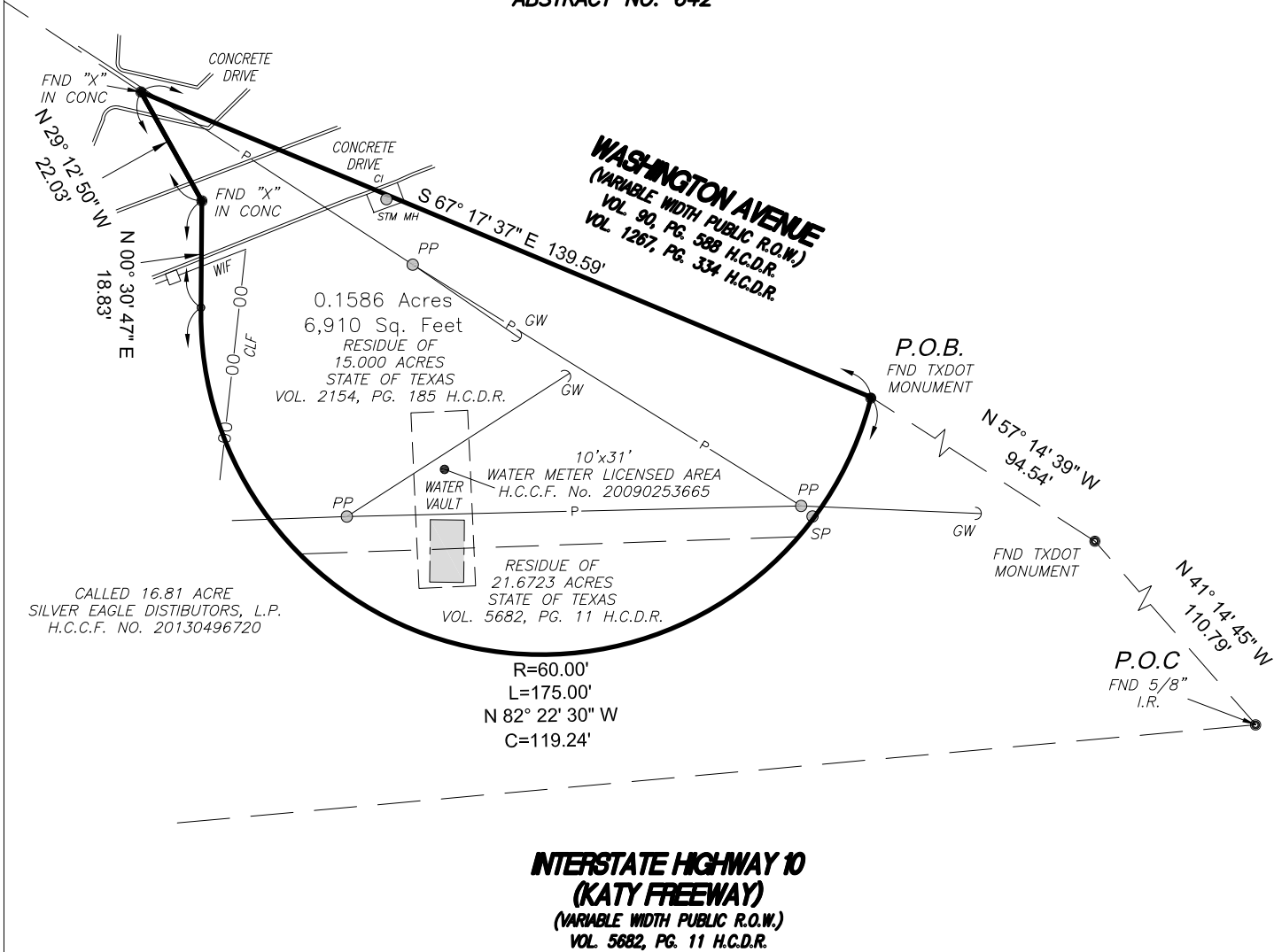
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 - PP - POWER POLE
 - SAN - SANITARY
 - STM - STORM
 - UE - UTILITY EASEMENT
 - WIF - WROUGHT IRON FENCE

HARRIS COUNTY, TEXAS
JOHN REINERMAN SURVEY, ABSTRACT NO. 642
Exhibit B
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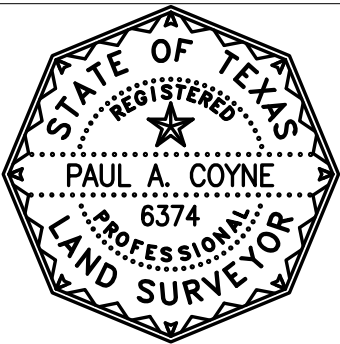
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JOHN REINERMAN SURVEY
ABSTRACT NO. 642



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CLIENT: SILVER EAGLE DISTRIBUTORS, LP

ADDRESS: 0 WASHINGTON AVENUE
HOUSTON, TX 77007

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SIGNED: *Paul Coyne*
PAUL A. COYNE
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UNDER VOLUME 5682, PAGE 11
H.C.D.R.

CITY

HOUSTON

COUNTY

HARRIS

STATE

TEXAS